



Landlord's Gas Safety Certificate (CP12) Requirements for Selective Licensing

Under the Gas Safety (Installation and Use) Regulations 1998, any application for a Selective Licence must include a valid Landlord's Gas Safety Certificate (often referred to as a CP12). This certificate, which looks like the example provided, must be renewed every year to confirm that all gas appliances, fittings, and flues in a rented property are safe and in good working order.

Having an up-to-date Gas Safety Certificate is crucial for two main reasons:

1. **Legal Compliance:** It is a legal requirement for landlords to arrange an annual gas safety inspection carried out by a Gas Safe-registered engineer. Failing to comply can lead to enforcement action, including fines or prosecution. For more information on finding or verifying a registered engineer, visit the official Gas Safe Register.
2. **Resident Safety:** Regular inspections help protect tenants from serious risks such as gas leaks, fires, and carbon monoxide poisoning. Ensuring appliances are inspected and serviced each year reduces the likelihood of accidents and safeguards the health and wellbeing of everyone in the property.

Throughout the term of the licence, the licence holder is responsible for:

- Arranging annual gas safety checks.
- Keeping a copy of each certificate.
- Producing the certificate upon request from an officer of Mansfield District Council.

By following these requirements, landlords not only meet their legal obligations but also maintain a safe environment for all residents.

Serial No

LANDLORD/HOMEOWNER GAS SAFETY RECORD

This record can be used to document the outcomes of the checks and tests required by The Gas Safety (Installation and Use) Regulations. Some of the outcomes are as a result of visual inspection only and are recorded where appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed. Registered Business/engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.



Gas safe is a registered trade mark of HSE and is used under licence.

Details of Registered Business

Gas Safe Register No _____
 Registered Engineer's Name _____
 Gas Safe Register Licence Number _____
 Business _____
 Address _____
 Postcode _____
 Contact No _____

Details of Site

Name (Mr/Mrs/Miss/Ms) _____
 Address _____
 Postcode _____
 Contact No _____

Details of Customer/Landlord (or agent where appropriate)

Name (Mr/Mrs/Miss/Ms) _____
 Address _____
 Postcode _____
 Contact No _____

Number of Appliances tested

Appliance Details

	Location of	Type	Manufacturer	Model	Owned by Landlord/Homeowner Yes/No	Inspected Yes/No	Type of flue
1							
2							
3							
4							

Inspection Details

	Operating pressure in mbar and/ or heat input kW/h or Btu/h	Operation of safety device(s) Pass/Fail/NA	Ventilation satisfactory Yes/No	Visual condition of flue and termination Pass/Fail/NA	Flue operation checks Pass/Fail/NA	Combustion analyser reading (if applicable)	Appliance serviced Yes/No	CO Alarm fitted Yes/No	CO Alarm tested (if fitted) Pass/Fail/NA	SAFE TO USE Yes/No
1										
2										
3										
4										

Defect(s) Identified

	GIUSP classification eg. NCS, AR, ID	Warning/Advisory Record insert form serial No*
1		
2		
3		
4		

Remedial Action Taken numbering should correspond to defects above.

1	
2	
3	
4	

Details of Work carried out

* Refer to separate Warning/Advisory Record

select as appropriate and relevant

Outcome of gas installation pipework visual inspection? Pass / Fail / NA
 Outcome of gas supply pipework visual inspection? Pass / Fail / NA
 Is the Emergency Control Valve access satisfactory? Pass / Fail
 Outcome of gas tightness test? Pass / Fail / NA
 Is the Protective Equipotential bonding satisfactory? Pass / Fail

Record issued by: Signature _____
 Print Name _____
 Received by: Signature _____
 Date appliance(s)/flue(s) checked _____

Responsible Landlord/Homeowner/Agent

ATTENTION

Next safety
check due by:

